Call to Order:

The meeting was called to order at 7:50 p.m. Present were Chair, Joan Duff, members Jay Doherty, Eric Macaux, John McDonnell (arrived at 7:52 p.m.) and Vincent Chiozzi (arrived at 7:54 p.m.), Also present were Paul Materazzo, Director of Planning.

Ms. Duff, Chair, disclosed that all Board meetings are broadcast on television and available for viewing. The meeting minutes are recorded and published online, any input from the audience (including their names and addresses) will appear in the publish minutes.

Minutes:

On a motion by Mr. Macaux seconded by Mr. Doherty the board voted to approve the minutes of Jan, 10th and Jan. 24, 2012. **Vote:** Unanimous (3-0)

Warrant Articles 2012 Town Meeting:

Ms. Duff noted that the Board will take no action on the preliminary warrant articles P-45 Ballardvale Fire Station – Land Acquisition and P-46 Ballardvale Fire Station – Design and Engineering because they have been withdrawn from the warrant article.

The Board opened the discussion on the proposed preliminary warrant article P-40 Street Acceptance and Name Change – Monette Circle. Mr. Materazzo reviewed Ms. Byerley memo to the Board dated March 8, 2012. On a motion by Ms. Macuax seconded by Mr. Doherty the Board voted to forward a recommendation to the Board of Selectmen that Monette Circle be approved by the board of Selectmen for acceptance as a public way and approve the name change of a portion of Paulornette Circle to Monette Circle at the street layout meeting to be held on March 26, 2012. **Vote:** Unanimous (4-0)

The Board opened the discussion on the proposed preliminary warrant articles for P-37 Lease of land at 100 Lovejoy Road for Solar facilities and P-38 Lease of land at 126 Tewksbury Street for Solar Facilities. Mr. Materazzo reviewed his memo to the Board dated March 8, 2012; he also reviewed a feasibility study from Tighe & Bond and the net metering credits. Mr. Materazzo noted that some residents in the area are concerned with property values, noise control and glare but noted that the concerns are discussed during the review process and noted the project would be tied into the school curriculum. Two members of the Green Advisory Board Anivl Navkal of 14 Rock O'Dundee Road and Girish Rao of 249 Highland Road were present reviewed a PowerPoint presentation to the Board including view of existing solar facilities, the PV Usages for Tewksbury St and Lovejoy Road and the CO2 tree offset. Mr. McDonnell questioned how many KWH the municipality uses and the CO2 tree offset. Mr. Navkal reviewed how much CO2 is offset by 500 trees. Mr. Materazzo discussed the net metering deal and noted it would always be 30% below market rate. Mr. Doherty questioned how the solar panels would be situated on the Tewksbury and the use of the Reichold property. Mr. Materazzo noted that the Tewksbury site was purchased for the intent of putting playing fields there but the slopes in that area are not good. Alix Driscoll representing the Conservation Commission reviewed the footbridge that would connect to the Tewksbury Street recreation area. Mr. Materazzo reviewed a map of the Reichold area. Mr. Macuax questioned if there would be a cost to the Town. Mr. Navkal noted there would be no cost to the town. Lelani Loder of 216 Beacon Street questioned

Warrant Articles 2012 Town Meeting:

The proposed preliminary warrant articles for P-37 Lease of land at 100 Lovejoy Road for Solar facilities and P-38 Lease of land at 126 Tewksbury Street for Solar Facilities (cont.)

if the Town could sell the excess credits. Mr. Rao noted that it would be part of the RFP lease agreement and noted the municipalities do not receive federal credits. David Vidoni of 13 Hansom Drive questioned the feasibility if placing solar panels on the roofs on the school rather than cutting down trees. Mr. Rao noted the committee is looking at all the options. Ms. Duff noted that the warrant article is just an authorization to enter into a lease agreement. Mr. Vidoni questioned is a noise analysis has been done. Mr. Materazzo noted that there would be public meeting with residents before moving forward with a plan and it would be furthered discussed at that time. Steve Fink of 26 Bateson spoke in favor of the proposed warrant articles and noted that it has educational value for the schools. He also noted that South Church is in the process at the feasibility of installing solar panels on their roof. Anne Kaun a senior at the Andover High School discussed the benefits of being an intern on the solar program which has increased her knowledge and how she has applied the knowledge she has learned during this process. She noted putting solar at the Bancroft would be an enhancement to the school curriculum. Mr. Doherty suggested tabling the discussion to make sure the school committee wants to give up the land. Mr. Materazzo noted that the school committee is a co-sponsor of the article. On a motion by Mr. Macaux seconded by Mr. Doherty the Board voted to continue the discussion on the proposed preliminary warrant articles for P-37 Lease of land at 100 Lovejoy Road for Solar facilities and P-38 Lease of land at 126 Tewksbury Street for Solar Facilities until March 20th meeting. **Vote:** Unanimous (5-0)

The Board opened the discussion on the proposed preliminary warrant article P-43 the Land Acquisition – Lowell Junction Road. Alix Driscoll representing the Conservation Commission gave the Board a handout of a map of the Lowell Junction Rd. area. She also reviewed the location, cleanup on site, the existing building which will be used for restrooms and snacks for the playing fields. Ms. Driscoll reviewed the proposed warrant article authorizes the Conservation Commission to enter into negations with the property owner. The Board questioned what the Town paid for the 125 Tewksbury Street property and a member thought it was targeted for soccer fields. Mr. Macaux asked if the board had enough information to move forward with the proposed article and felt it is not relevant what the town paid for the other parcel. Mr. Materazzo noted the town yard Task Force look at this site for the town yard. Mr. McDonnell noted that there will be questions at town meeting about the Tewksbury Street and the Lowell Junction Rd because both articles are on the warrant. Attorney Mark Johnson of 24 gray Birch Road questioned if there was a commitment by the Conservation Commission that if the articles passes the land will be used for playing fields and if so the article should be amended at town meeting to reflect that. Mr. McDonnell questioned what the build-out cost for fields is for the site. Following a detailed discussion by the board regarding the purchase of 125 Tewksbury Street, the I-93 project, the bridge to 125 Tewksbury Street the Board would like a history of the 125 Tewksbury Street purchase. Mr. Macaux questioned why the Board is putting off a vote on the article. Mr. McDonnell noted the Board is trying to give input to the Conservation Commission on what questions might be asked at town meeting so the Commission is prepared. On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to continue the discussion on the proposed preliminary warrant article P-43 the Land Acquisition – Lowell Junction Road. **Vote:** Unanimous (5-0)

Warrant Articles 2012 Town Meeting:

The Board opened the public hearings on the proposed zoning amendment to Article VII, to amend:

Section 2.1 Establishment;

Section 2.3 Zoning Map

Section 4.1.4 Special District Regulations

Section 5.2.14 Signs ion ID Districts

Section 9.4 Special Permits'

Appendix A Table 2 Section 3.1.3 Table of Use Regulations

Appendix A Table 2 Section 4.1.2 Table Dimensional Requirements

Attorney Mark Johnson representing the petitioner noted they are going to withdraw the article from town meeting and would like to work with the Board after town meeting on the proposed amendment. Mr. McDonnell suggested the Board following Ms. Anderson time-line for Planning Board sponsored articles.

600-800 Federal Street:

Attorney Mark Johnson representing the owners of 600-800 Federal Street gave an overview of the existing conditions on site and noted the proposed changes could bring 900 new jobs to Andover. Attorney Johnson noted that they have has an informal IDR regarding the proposed changes at 600-800 Federal Street including combining the two lots into one, the special permits that need to be modified, a waiver of the cul-de-sac requirements and a new special permit for a major-non-residential project. Sue Mohn of John Crowe Associates gave an overview of the existing conditions, the location of the existing parking, the wetlands and noted the project is within the Watershed Protection Overlay District. Attorney Johnson noted the roadway is privately owned and they have an agreement for the relocation of the cul-de-sac. He also reviewed the site build-out plan and noted the site will have 100 more parking spaces then is required by the zoning by-law. Ms. Mohn reviewed the parking, fire access, existing parking, expansion of the emergency access between the two parking lots and an emergency access from Chandler Road. Attorney Johnson noted he wanted to give the board a summary of what will be before the Board sometime in May. Mr. Materazzo noted he is trying to have a joint meeting with the Selectmen, Finance Committee and the Planning Board to discuss the proposed warrant article P-39 Tax Increment Financing Plan on March 26th.

Adjournment: The meeting was adjourned 9:25 p.m.